

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Paterson State: NJ

PJ's Total HOME Allocation Received: \$28,945,945 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 27			
Program Progress:							
% of Funds Committed	87.68 %	89.44 %	20	90.66 %	30		28
% of Funds Disbursed	71.13 %	79.59 %	25	81.06 %	5		11
Leveraging Ratio for Rental Activities	7.31	4.71	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	67.93 %	85.10 %	26	81.27 %	15		13
% of Completed CHDO Disbursements to All CHDO Reservations***	42.24 %	65.13 %	22	68.23 %	12		13
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	78.15 %	82.90 %	21	79.86 %	31		32
% of 0-30% AMI Renters to All Renters***	47.07 %	44.92 %	14	44.82 %	57		54
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.52 %	96.07 %	15	94.65 %	39		40
Overall Ranking:				In State:	23 / 27	Nationally:	23 27
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,520	\$26,982		\$25,419	444 Units		47.20 %
Homebuyer Unit	\$15,270	\$16,774		\$14,530	470 Units		50.00 %
Homeowner-Rehab Unit	\$20,955	\$15,065		\$20,251	26 Units		2.80 %
TBRA Unit	\$0	\$8,048		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Paterson NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$110,892	\$100,280	\$41,453
\$102,139	\$92,233	\$16,998
\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	3.9	2.3	19.2	0.0
Black/African American:	71.0	54.4	53.8	0.0
Asian:	0.0	0.0	3.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	0.0	3.4	0.0	0.0

ETHNICITY:

Hispanic	25.1	39.2	23.1	0.0
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HOUSEHOLD SIZE:

1 Person:	35.7	3.0	19.2	0.0
2 Persons:	15.7	11.3	26.9	0.0
3 Persons:	19.8	20.5	26.9	0.0
4 Persons:	13.6	28.8	11.5	0.0
5 Persons:	9.0	21.1	0.0	0.0
6 Persons:	4.6	9.0	11.5	0.0
7 Persons:	1.2	3.6	0.0	0.0
8 or more Persons:	0.5	2.6	3.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.5	6.2	11.5	0.0
Elderly:	12.2	1.7	50.0	0.0
Related/Single Parent:	39.6	40.5	19.2	0.0
Related/Two Parent:	11.8	46.7	19.2	0.0
Other:	0.9	4.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	47.5	0.2 [#]
HOME TBRA:	0.0	
Other:	11.3	
No Assistance:	41.2	

of Section 504 Compliant Units / Completed Units Since 2001 65

* The State average includes all local and the State PJs within that state

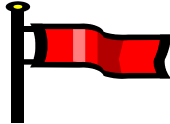
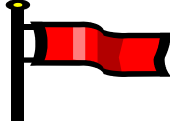
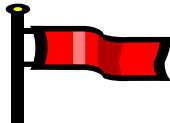
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Paterson State: NJ Group Rank: 23
(Percentile)
State Rank: 23 / 27 PJs Overall Rank: 27
(Percentile)
Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	67.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	42.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	78.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	13.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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